

55031 – 3.74 Are (374 sqm) Prime Land Plot for Sale at Gatot Subroto Tengah, Denpasar, Bali

Description

? **Location:** Gatsu 1 / Jalan Bedahulu, Gatot Subroto Tengah, Denpasar, Bali *(Prime Central Denpasar Elite & Premium Commercial/Residential Enclave)*

A prime, ready-to-build land investment opportunity situated in the highly sought-after elite commercial and residential corridor of Central Gatot Subroto. Spanning **3.74 are (374 sqm)** with a generous **13-meter front width**, south-facing orientation, and complete perimeter foundation already in place, this strategic plot sits immediately adjacent to luxury residential estates with a wide **8-meter asphalt access road** capable of accommodating multi-car passing and commercial logistics.

Property Specifications & Legal Status

- **Total Land Area:** 3.74 Are / 374 sqm
- **Frontage Width:** 13 meters
- **Orientation:** South-facing (*Hadap Selatan*)
- **Access Road:** 8-meter-wide asphalt road (*Akses jalan 8 meter*)
- **Site Condition:** Ready-to-build (*Siap bangun*) with complete perimeter foundation (*Sudah pondasi keliling*)
- **Immediate Neighborhood:** Positioned directly adjacent to luxury upscale homes (*Nempel rumah mewah*)

Pricing & Transaction Terms

- **Asking Global Price (3.74 Are Total):** IDR 4,500,000,000 (4.5 Billion Rupiah) — *Negotiable / Direct Owner* — Approx. **IDR 1.20 Billion / Are**

Key Investment Advantages & Strategic Highlights

- **Prime Central Denpasar Corridor:** Located right on the thriving Gatsu 1 / Bedahulu artery, granting exceptional connectivity to local business hubs, schools, culinary centers, and main urban transit routes.
- **Wide Road Infrastructure:** An 8-meter-wide access road ensures seamless entry for heavy construction vehicles and effortless parking, highly suitable for a luxury private residence, boutique office, or high-yield commercial building.
- **Turnkey Site Preparation:** Existing perimeter foundations significantly reduce initial construction lead time and development expenditure.

? 3.74-are (374 sqm) ready-to-build premium land plot with 8m road access and perimeter foundation at Gatsu Tengah, Denpasar, Bali.

? **Interested in this property?** Contact us directly to review ownership documents, verify plot boundaries, or schedule a private site inspection.

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